

Offering Plan

CATSKILL ESTATE

10559 County Hwy 18, South Kortright, NY 13842



Offered at \$3,250,000

22+ Acres, Seven Buildings

Over 27,000+ Interior Square Footage

Available for the first time in 22+ Years

Exclusive Listing:

NOW REAL ESTATE, LLC

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PROPERTY OVERVIEW

10559 County Hwy 18, South Kortright, NY, in the town of Stamford, Delaware County, in the Catskill Mountains: 22.47 acres, 7 buildings, which include White Carriage House, Stone Building, Wood Shop (with forge), Horse and Livestock Barn; Main House; Guest House, and Schoolhouse.

OTHER PROPERTY HIGHLIGHTS AND HISTORY

Infrastructure

The first four buildings listed here were brought up to full-use by current owner with water/electricity and heat running to all four buildings.

Water

Property includes pond, 120-foot well, water rights via Spring House access to neighbor's water rights, and a portion of the West Branch of Delaware River (property line goes to the far shore of the river, which is narrow at the point that borders the land.) The property is in the New York City watershed; the city installed a new septic tank in April 2023. Also, as this acreage is in the river valley, there has never been a time, even during a drought, that water has been unavailable. (Not the case with several farms/land in the area. When a dry season hits, unpredictable of course, and farms run dry, it's a nightmare; never been the case here.)

Additional Details of Land

Orchard, pastures, three paddocks, a knot garden, a vegetable garden – owner can attest and notarize that no pesticides or toxins have been used on the land in 22+ years: all organic.

Zoning

No restrictions: zoned for commercial and residential. Cannabis needs an additional permit, and they've been granted locally.

Annual Taxes

\$14,831.16: Property Tax: \$9,957.72; School Tax: \$4,873.44

Commercial Access

Two driveways to property; parking lot (field behind Wood Shop where freight trucks loaded in/out); capacity of White Carriage House as many as 350 people when used for weddings and events. Property is directly on County Highway 18 which is plowed during inclement weather allowing 24/7 easy access/egress for business vehicles year-round. Property is directly across from State Route 10, again easy transportation access.

History

Original settler J. McLean was a copper magnate and building construction reflects the wealth: the grandeur of the White Carriage House, the stability of the Stone Building (originally, the family's private train depot for tracks that now are used as the 21-mile Catskill Scenic Trail, some of which crosses through this property; owner has farm-right-of-way for cattle or trucks); the size of the rooms in the Main House, the post-and-beam construction of the Horse and Livestock Barn. And the stone wall that surrounds the majority of the property, one of the few in the area still intact, is a testament to the care and construction devoted to the estate.

BUILDING DETAILS

WHITE CARRIAGE HOUSE



White Carriage House, established 1905. Asphalt Roof; Hardwood Floor.

Fully renovated 16 years ago; used as a commercial event space (weddings, family reunions), capacity 350 people. Building has water, heat and electricity. Catering prep kitchen and two bathrooms, ADA compliant. Two stairways to upper level. Cross-ventilation throughout.

Approximate square footage: 5,000 on two floors.

STONE BUILDING



Stone Building, Circa 1885. Slate Roof; Cement Floors

Two-story building, originally built as a private train depot for the original estate owners. Ground floor currently in use as artist studios; second floor is office space. One bathroom. Water, heat and electricity. Two commercial boilers. Steel staircase to upper level. Four sets of French-doors in rear of building for each access; rolling garage door on steel track in front of building. White subway tile on garage walls. Cross-ventilation. Dual-door hatch for getting large objects from ground floor to second floor. Two-story tall narrow door on the right (in photo above) leads to sizeable storage space, which originally functioned as an ice house with a concrete floor.

Approximate square footage: 6,257 on two floors.

WOOD SHOP



Wood Shop, circa 1920. Corrugated Steel Roof, Cement Floor.

Two-story barn. Former owners used facility for a nationally-known and acclaimed book-packaging business; 21 full-time employees. Electricity and propane heat; water access, needs to be hooked up. Cross-ventilation. Vehicle entrances on two sides of barn. Main floor divided by Wood Shop (roughly 2/3 of footprint; insulated) and Metal Shop (roughly 1/3 of footprint; not insulated.) Metal Shop contains working forge. Parking lot (grass) where freight trucks loaded in/out and employees parked their vehicles. Property has two driveways; one by the Main House, one to the Wood Shop.

Estimated square footage: 4,401 on two floors.

HORSE AND LIVESTOCK BARN



Horse and Livestock Barn, circa 1870. Asphalt Roof, Cement Floor.

Incredible post-and-beam construction. Tri-level barn; access/egress on three sides; hayloft. Soaring ceiling heights. Water, electricity and heat, cross-ventilation.

Estimated square footage: 6,701 on three floors.

MAIN HOUSE



Main House, established 1778. Asphalt Roof, Hardwood Floors.

Five-bedroom house, four bathrooms. Eat-in kitchen, formal dining room, living room and library. Wood-burning fireplaces. Two porches, including one on the second floor accessed from the primary bedroom suite. Laundry room. Fenced in dog run. This house reflects its origins as a homestead built by a wealthy family: large room sizes, closets throughout, design details, two staircases, and a full basement.

Estimated square footage: 3,771 on two floors; square footage estimate does not include full basement and attic.

GUEST HOUSE



Guest House, circa 1920. Asphalt Roof, Hardwood Floors.

Two-bedroom, one-bath house, accessed via breezeway from the main house. Heat, water and electricity. Cross-ventilation. Ground floor has an eat-in-kitchen, and a living room leading to exterior porch. Second floor has two bedrooms (closets in both) and a bathroom with stall shower. Excellent use as an income property for short-term rentals, if desired, or as housing for a farm manager.

Estimated square footage: 721, including breezeway.

SCHOOLHOUSE



Schoolhouse, circa 1885. Tin roof, hardwood floors. Heat and electricity. Currently used as a gym, this structure has cross-ventilation and an insulated attic for storage.

Estimated square footage: 413 not including the attic.

ADDITIONAL PROPERTY SHOTS



Paddocks (three)



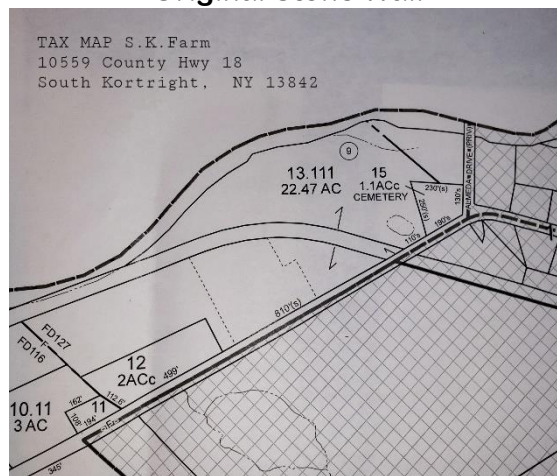
Orchard



Carriage House lawn, with Spring House and Root Cellar in distance



Original Stone Wall



**Survey Map showing Acreage and
Spring House access to pond across Hwy 18
(the circle with line at bottom center of map)**

For Showing Requests or Additional Information,

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